

Amendatory Ordinance No. 5-0621

To the Honorable Iowa County Board of Supervisors:

Whereas a petition for a land use change has been made by Greg Jewell, Connie Ritchie Hallada and Frank Hallada;

For land being part of the W ½ of the NW ¼ of Section 28, Town 6N, Range 3E in the Town of Dodgeville affecting tax parcels 008-1328, 008-1329, 008-1329.02, 008-1329.03, 008-1329.11, 008-1329.21, 008-1329.24, 008-1329.25, 008-1329.26, 008-1329.27, 008-1329.28, 008-1329.29, and 008-1329.30;

And, this petition is made to rezone 42.75 acres from A-1 Agricultural and R-1 Single Family Residential to all R-1 Single Family Residential;


Whereas notice of such petition has been properly advertised and notice has been given to the **Clerk of the Town of Dodgeville,**

Whereas a public hearing, designated as zoning hearing number **3166** was last held on **May 27, 2021** in accord with said notice, and as a result of said hearing action has been taken by the Iowa County Planning & Zoning Committee to **approve** said petition with the conditions that the Town of Dodgeville is in support of the zoning change and that the associated subdivision plat is approved within two years.

Now therefore be it resolved that official county zoning map be amended as recommended by the Iowa County Planning and Zoning Committee.

Respectfully submitted by the Iowa County Planning & Zoning Committee.

I, the undersigned Iowa County Clerk, hereby certify that the above Amendatory Ordinance was X approved as recommended _____ approved with amendment _____ denied as recommended _____ denied or _____ rereferred to the Iowa County Planning & Zoning Committee by the Iowa County Board of Supervisors on **June 15, 2021**. The effective date of this ordinance shall be **June 15, 2021**.


Kristy K. Spurley
Iowa County Clerk

Date: 6-15-21



IOWA COUNTY OFFICE OF PLANNING & DEVELOPMENT

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Planning & Zoning Committee Recommendation Summary

Public Hearing Held on May 27, 2021

Zoning Hearing 3166

Recommendation: **Approval**

Applicant(s): Greg Jewell, Connie Ritchie-Hallada & Frank Hallada

Town of Dodgeville

Site Description: W ½ NW of S28-T6N-R3E also affecting tax parcel 008-1328+

Petition Summary: This is a request to rezone 42.75 acres from A-1 Ag and R-1 SF Res to all R-1 SF Res. This is in association with a subdivision plat that will be considered at a future hearing.

Comments/Recommendations

1. This is an area of existing residential lots adjacent to the City of Dodgeville.
2. Both the City of Dodgeville and Town of Dodgeville have plat review authority, so will be reviewing the associated subdivision plat along with the County.
3. Per Section 11.0 of the Iowa County Zoning Ordinance, the following standards are to be considered when deciding a zoning change:
 1. The petition is consistent with the Iowa County Comprehensive Plan and the comprehensive plan of any Town affected by said petition.
 2. Adequate public facilities and services (including sewage and waste disposal, water, gas, electricity, schools, police and fire protection, and roads and transportation, as applicable) will be available as required by the petition while maintaining adequate levels of service to existing development.
 3. Provisions of public facilities to accommodate the petition will not place an unreasonable burden on the ability of affected local units of government to provide the.
 4. The petition will not result in significant adverse impacts upon surrounding properties or the natural environment, including air, water, noise, stormwater management, soils, wildlife and vegetation.
 5. The land associated with the petition is suitable for the proposed development and said development will not cause unreasonable soil erosion or have an unreasonable adverse effect on rare or irreplaceable natural areas.
 6. The petition will not be used to legitimize a nonconforming use or structure.
 7. The petition is the minimum action necessary to accomplish the intent of the petition, and an administrative adjustment, variance, or Conditional Use Permit could not be used to achieve the same result.
 8. The petition will not result in illegal "spot zoning" (i.e. use is inconsistent with surrounding

properties and serves only a private, rather than public interest).

Town Recommendation: The Town of Dodgeville is recommending approval.

Staff Recommendation: Staff recommends approval with the condition that the associated subdivision plat is approved within 2 years of the County Board approval of the zoning change.

